

FILED FOR RECORD
AT 2:54 O'CLOCK
DEC 11 2023
KARREN WINTER, COUNTY CLERK
ARCHER COUNTY, TEXAS
0000009738485

1047 BOWMAN RD
WICHITA FALLS, TX 76308

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: February 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ARCHER COUNTY COURTHOUSE ANNEX BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 07, 2005 and recorded in Document VOLUME 656, PAGE 114 real property records of ARCHER County, Texas, with PAUL R CHANDLER AND SPOUSE, CHRISTY L CHANDLER, grantor(s) and WELLS FARGO BANK NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PAUL R CHANDLER AND SPOUSE, CHRISTY L CHANDLER, securing the payment of the indebtednesses in the original principal amount of \$134,320.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

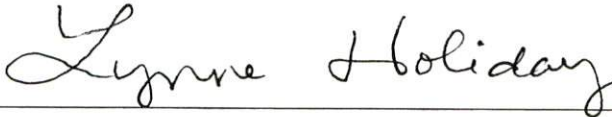
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LYNNE HOLIDAY, JERRY TIEMANN, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, MERYL OLSEN, OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is Lynne Holiday, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/11/23 I filed at the office of the ARCHER County Clerk and caused to be posted at the ARCHER County courthouse this notice of sale.



Declarants Name: Lynne Holiday

Date: 12/11/23

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ARCHER

EXHIBIT "A"

LOT ONE (1) KOCKS ADDITION, AN ADDITION TO ARCHER COUNTY, TEXAS, AS RECORDED IN CABINET 1, PAGE 170 OF THE ARCHER COUNTY PLAT RECORDS.